

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The proposed home would be oriented facing the street which is typical in the Raynor Park neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The neighborhood has experienced considerable change in the last 10 years. There are both older smaller homes and larger custom homes. The proposed home is in scale with other newer homes in the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home is designed to respect the privacy and solar access of adjacent homes.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage doors utilize an offset design to minimize the visual impacts.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The applicant proposes to maintain the mature front yard tree.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed home would be constructed with new materials with modern building techniques according to the building code. The exterior would feature a quality tile roof and stucco walls.
<i>2.2.7 Preserve mature landscaping</i>	The applicant proposes to maintain the mature front yard tree.